



44 Well Street

London, E9 7PX

Retail Premises To Let on Well Street, Hackney.

666 sq ft
(61.87 sq m)

- Rent £22.50 psf
- Retail (Class E) Use
- Good Footfall
- Close to Transport Links
- Vacant Possession Available
- Immediately Available

44 Well Street, London, E9 7PX

Summary

| | |
|-----------------------|---|
| Available Size | 666 sq ft |
| Rent | £15,000 per annum |
| Rates Payable | £5,863.25 per annum |
| Rateable Value | £11,750 |
| Service Charge | N/A |
| VAT | Applicable |
| Legal Fees | Ingoing tenant is liable for both parties legal costs |
| EPC Rating | D (95) |

Description

A ground floor retail premises approx. 666 sq. ft.. The property is in need of a refurbishment and was previously used as a pharmacy but will suit a variety of alternative uses (STP).

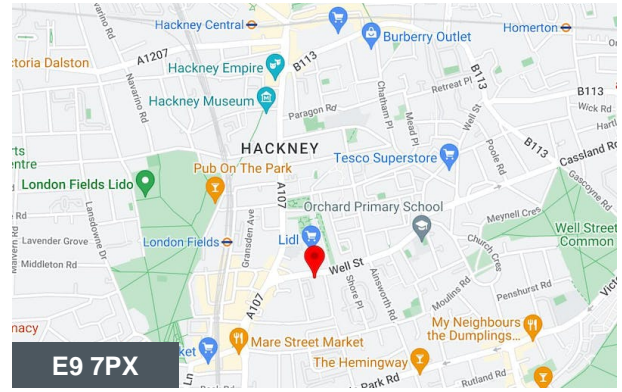
Location

The property is situated within a retail parade on Well Street and close to the main junction leading onto Mare Street. The green open space of London Fields Park is on the doorstep and it is a short walk to the social hotspots of Broadway Market and the broad range of amenities of Mare Street.

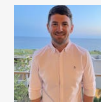
Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Rent | Rates Payable | Service Charge | Total month | Total year | EPC |
|--------------|------------|--------------|-------------------|---------------|----------------|------------------|-------------------|--------|
| Ground | 666 | 61.87 | £15,000 per annum | £6,528 /annum | n/a | £1,793.76 | £21,525.12 | D (95) |
| Total | 666 | 61.87 | | | | £1,793.76 | £21,525.12 | |



Viewing & Further Information



Jack Lyons

020 7613 4044 | 07794 202 220

Jack@fyfemcdade.com



George Sarantis

020 7613 4044 | 0731 1077 549

george@fyfemcdade.com

Energy performance certificate (EPC)

44 Well Street
LONDON
E9 7PX

Energy rating

D

Valid until: **19 January 2027**

Certificate number: **0990-4936-0383-0360-9050**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

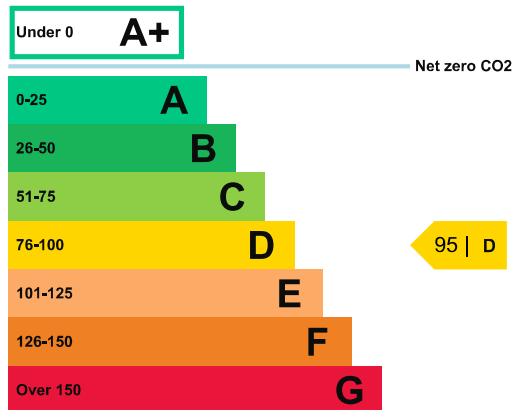
60 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

25 | A

If typical of the existing stock

72 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

121.29

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9405-4069-0338-0900-3691\)](/energy-certificate/9405-4069-0338-0900-3691).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

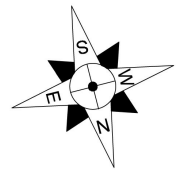
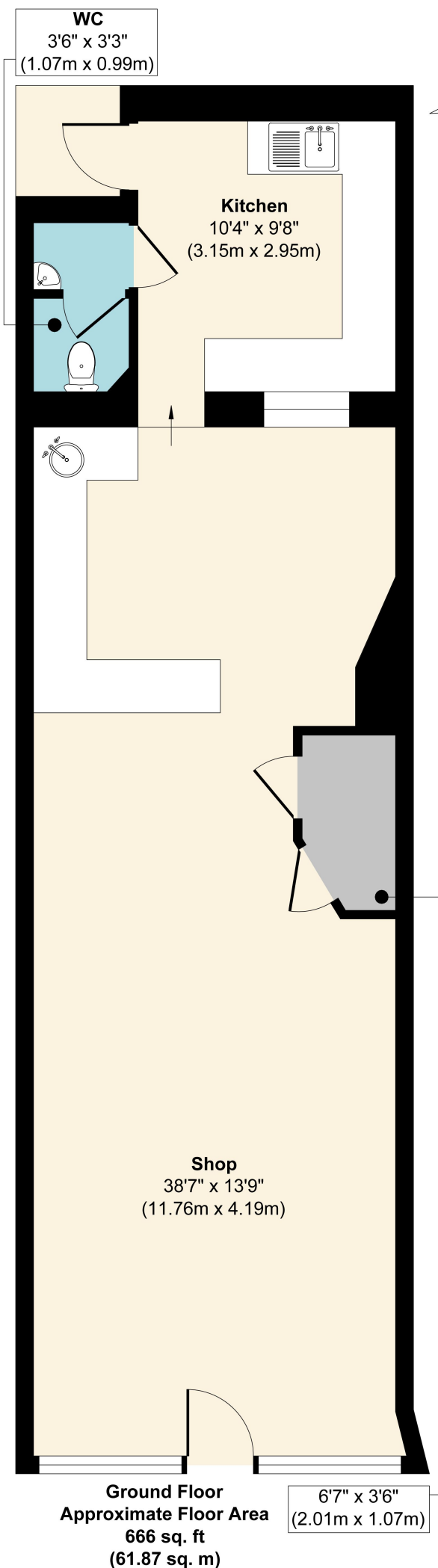
| | |
|-----------------|--|
| Assessor's name | Richard Quantrill |
| Telephone | 07740177672 |
| Email | richard.quantrill@nscoco.co.uk |

Accreditation scheme contact details

| | |
|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor ID | EES/008161 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

Assessment details

| | |
|------------------------|---|
| Employer | Fading Footprints Ltd |
| Employer address | University of Leeds, Innovation Centre, 103 Clarendon Rd, Leeds, LS2 9DF |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 17 January 2017 |
| Date of certificate | 20 January 2017 |



Approx. Gross Internal Floor Area 666 sq. ft / 61.87 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.